

6.

FUTURE LAND USE PLAN

FUTURE LAND USE

The Future Land Use element of the Plan (see map 7) is a general guide for the growth and development of the Village of Roca. It is a plan for the future distribution of the uses of land necessary for the human environment, the needs of the present and future population.

The minimum projected land use need for the year 2000 are shown on table #5.

The amount of land is based on the estimated future population as shown on table #4. The arrangement of the land uses is based on existing conditions, Community Goals and the Community Attitude Survey.

The various land uses of the Land Use Plan are discussed below:

Residential: Based on the year 2000 projections the Village will need an additional 4 acres for residential use. This projected growth can best be served and is shown on the Plan as occurring within the existing community with some minor "spill over" across Roy Street to the south, Vine Street to the north and South 46th Street to the east. This additional land should overcome to some extent the present lack of available land and as it develops should ease the present lack of available housing.

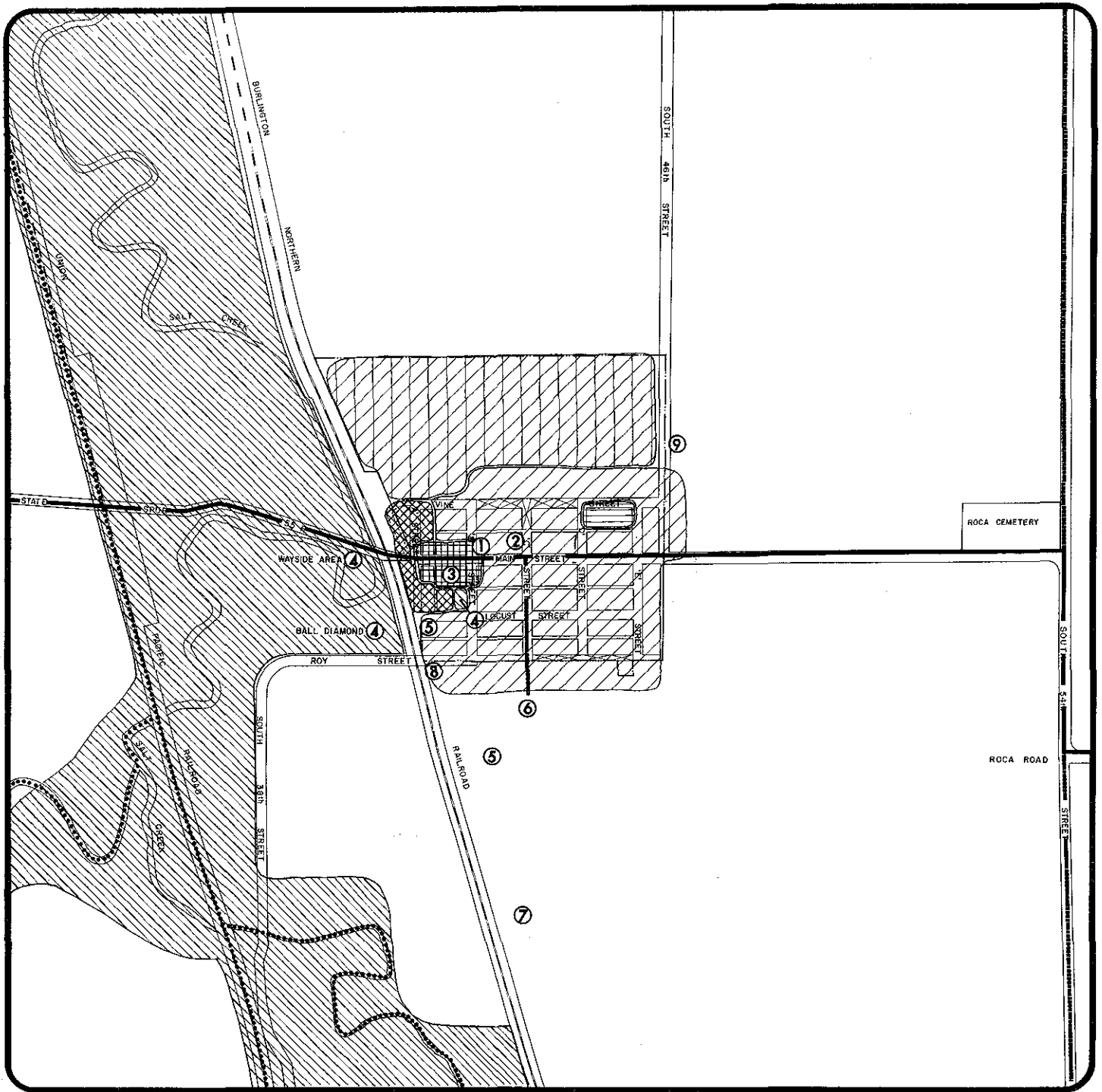
Recognizing the high rate of residential growth in the Roca region and the pressures for development in the area, a residential reserve area is designated on the Plan map, encompassing the incorporated area north of Vine Street, should subdivision development occur during the planning period.

Mobile Home: The existing mobile home park in the northeast corner of town presently serves for mobile homes in the Village. To serve the needs of the expanded population for a variety of housing types, including mobile homes, the area of the existing mobile home park is expanded to approximately double its present size.

TABLE 5

YEAR 2000 PROJECTED LAND-USE ACREAGE TOTALS FOR ROCA, NEBRASKA		
	January, 1976	Year 2000 Projection
Population (Persons)	125 ⁽¹⁾	160
Dwelling Units (Number)	50	64
Population/Dwelling Units	2.5	2.5
Single-Family and Trailers	13.1	17.9
Subtotal Residential:	13.1	17.9
Commercial	1.7	1.7
Public and Semi-Public	0.4	0.4
Parks and Playgrounds	0.4	4.5
Industry--Light	2.0	2.0
Industry--Heavy	0.1	0.1
Railroad	6.5	6.5
Subtotal Nonresidential:	11.1	15.2
Streets	15.5	16.0
Subtotal Developed:	39.7	49.1
Vacant and Agriculture	52.1	52.0
Total	91.8	101.1

(1) Estimated January, 1976 population.
Source: Lincoln City-Lancaster County Planning Department



GENERALIZED LAND USE

- VACANT & AGRICULTURAL
- PARKS & OPEN SPACE
- RESIDENTIAL
- RESIDENTIAL RESERVE
- MOBILE HOME
- COMMERCIAL
- INDUSTRIAL

TRANSPORTATION

- ARTERIAL
- LOCAL
- COLLECTOR
- RECREATION TRAIL

PLAN MAP

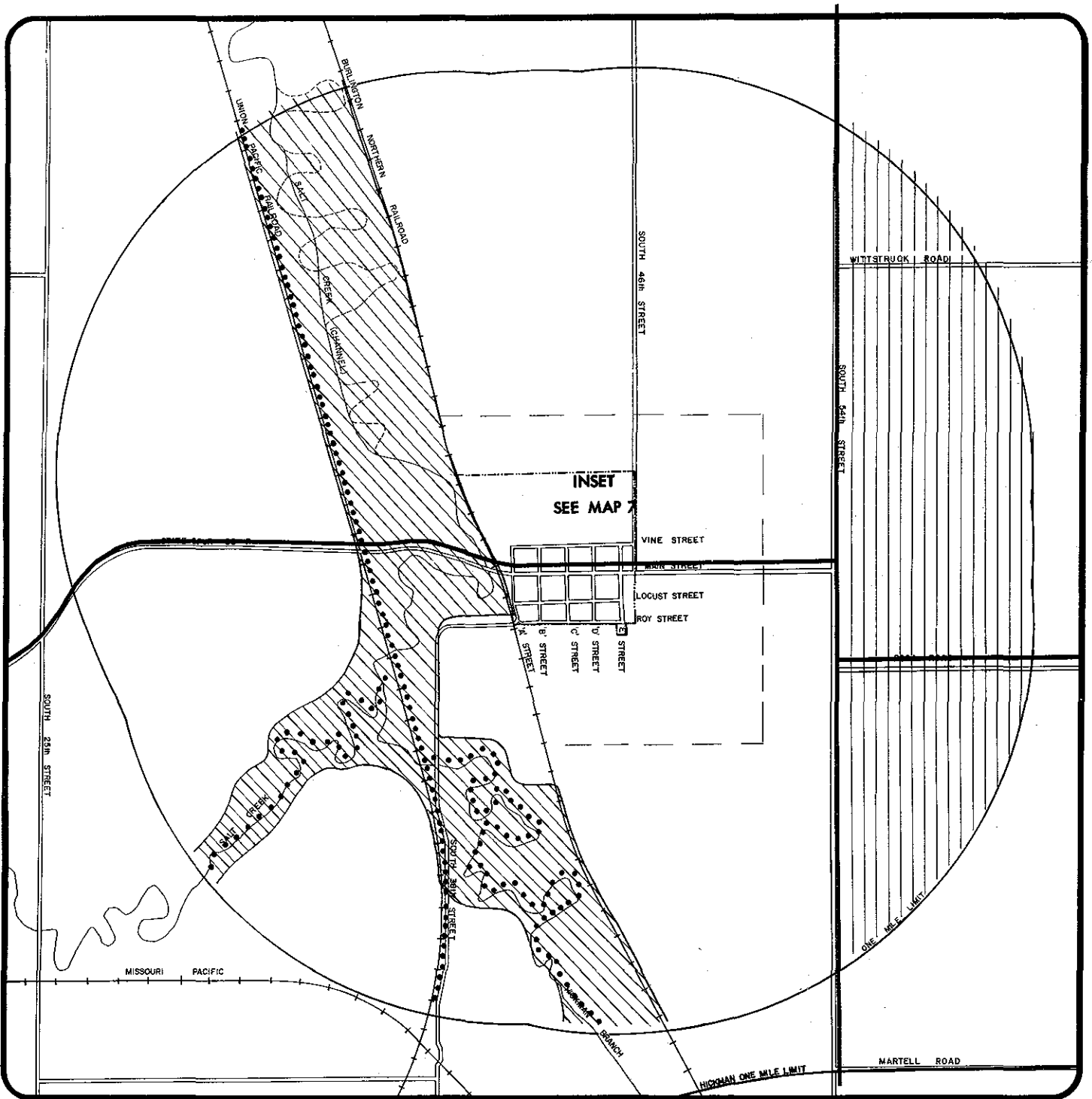
COMMUNITY FACILITIES

- 1 POST OFFICE
- 2 CHURCH
- 3 COMMUNITY BUILDING
- 4 PARK
- 5 WELLS
- 6 COUNTY MAINTENANCE GARAGE
- 7 SEWAGE LAGOON
- 8 SEWAGE LIFT STATION
- 9 FUTURE WATER STORAGE




ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



7



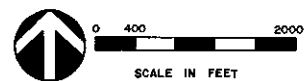
GENERALIZED LAND USE

-  VACANT & AGRICULTURAL
-  RURAL USE
-  PARKS AND OPEN SPACE

TRANSPORTATION

-  ARTERIAL
-  COLLECTOR
-  LOCAL
-  RECREATION TRAIL

ROCA, NEBRASKA COMPREHENSIVE DEVELOPMENT PLAN



7b

PLAN MAP

Parks and Open Space: The Village presently needs an additional 3.5 acres to provide minimum facilities for the existing population and an additional one acre to handle the expected future population. The Plan map shows a rather extensive system to meet the needs of the Village and also the open space extension of the regional (County) Plan.

An extension of Wilderness Park past Roca to the Hickman branch of Salt Creek is proposed in the Lancaster County Plan and is reflected on the Plan map. Tying in with this is the proposed use of the Union Pacific right of way as a hiking-biking trail and the provision of easements and trails along the branches of Salt Creek to the Hickman Lakes to the east and Blue Stem Lake to the west.

In a joint use of this area it is proposed that the Village use a rather large area on West Roy Street as a ball field and a smaller area south of the State Spur as an access point for entry to the park system and as a wayside rest and picnicing area; a marker describing the historic district would also be appropriate at this location. Further development of the existing park with equipment, fire pits and landscaping is also recommended during the planning period.

Commercial: Significant commercial growth in the Village is not anticipated during the planning period; however, the normal transition and movements of business will cause some change. The Community Attitude Survey and Community Goals strongly indicate that commercial uses should remain in the Village Center and this is reflected on the Plan map. Community improvement projects are encouraged to improve the "image" of the Village Center both as a commercial center and as an entrance to the town.

Industrial: Industrial uses in the Village are not projected, nor desired to expand (Community Attitude Survey and Community Goals), though some movement and expansion of the existing industrial uses is expected and provided for. The Plan map indicates industrial uses will remain at substantially their present area, along the Burlington tracks on the west edge of town from Locust Street on the south to Vine Street on the north.

Agriculture: The balance of the land area within the one mile planning area (see map #7b) is indicated to remain in two agricultural levels of use. The agricultural use as shown on the map should be primarily for agriculture and should not allow non-farm single family dwellings. The rural use area is defined as an agricultural use which includes rural non-farm acreage development and some other compatible uses.